

AGENDA
PLANNING AND ZONING COMMISSION
Monday, October 15, 2018
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **September 17, 2018**
[September 17, 2018](#)
2. **October 1, 2018**
[October 1, 2018](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

9, 10, 22

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

3. **PA-14-18 FUTUREBR Update**
Amending FUTUREBR, the 20-year Comprehensive Land Use and Development Plan for the City of Baton Rouge and Parish of East Baton Rouge (Parishwide)
PLANNING STAFF FINDINGS: Recommend approval, based upon successful public outreach and the need to update FUTUREBR to address changing conditions, eliminate redundant/inconsistent provisions, and examination of land use patterns in greater detail
[Staff Report](#)

4. **PA-13-18 15900-16000 UND and 15683 Old Scenic Highway**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the west side of Old Scenic Highway, to the north of Groom Road, on the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property. Section 76, 78, and 84, T5S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing conditions in the area
Related to S-9-18

[Application](#) [Staff Report](#)
5. **S-9-18 Miraval Subdivision (Phase I)**
 A proposed major subdivision of property located on the west side of Old Scenic Highway, to the north of Groom Road, on a portion of both the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property. (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved
Related to PA-13-18 and requires Planning Commission approval only

[Application](#) [Staff Report](#)
6. **PA-15-18 Health District Small Area Plan, Revision 1**
 To amend the Community Design and Neighborhoods Element of the Comprehensive Plan to revise the boundary of the Baton Rouge Health District (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Recommend approval, based upon the implementation of small area plans specifically called for in FUTUREBR and the expansion of medical uses in the area
[Staff Report](#)
7. **PA-16-18 14210 Perkins Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use Arterial on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend denial, based upon the designation of Mixed-Use Arterial appearing inappropriate considering the depth of the parcel and the abutting Residential Neighborhood
Related to Case 70-18
[Application](#) [Staff Report](#)
8. **Case 70-18 14210 Perkins Road**
 To rezone from Rural to Light Commercial (LC1) on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the minimum criteria for a change of zoning. While it conforms to UDC dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with abutting uses, and represents spot zoning introducing commercial uses midblock in an area of low density single family homes.
Related to PA-16-18
[Application](#) [Staff Report](#)
9. **CONSENT FOR DEFERRAL TA-7-18 Chapter 2, (Administration)**
 To establish Chapter 2, defining the authority of the Planning Commission, the Board of Adjustment, and the Historic Preservation Commission.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

The recommendation of the Historic Preservation Commission will be provided after their public hearing on October 10, 2018

Deferred for 60 days by the Planning Director to December 10 to allow Historic Preservation Commission action

[Staff Report](#)

10. **CONSENT FOR DEFERRAL TA-8-18 Chapter 3, (Processes)**

To repeal Chapters 3, Administrative Mechanisms, and 19, Amendments, and replace them with Chapter 3, Processes, updating Planning Commission and Historic Preservation Commission processes into a single chapter and providing for common notice provisions.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

The recommendation of the Historic Preservation Commission will be provided after their public hearing on October 10, 2018

Deferred for 60 days by the Planning Director to December 10 to allow Historic Preservation Commission action

[Staff Report](#)

11. **Case 63-18 19809 Old Scenic Highway**

To rezone from Rural to Neighborhood Commercial (NC) on property located on the west side of Old Scenic Highway, south of Mount Pleasant-Zachary Road, on Lot UND 3, now or formerly called the John V Kirby Tract. Section 59, T5S, R1W, GLD, EBRP, LA (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

12. **Case 64-18 9237 Cal Road**

To rezone from Single Family Residential (A1) to Urban Design One (UDD1) on property located on the north side of Cal Road, to the east of Bluebonnet Boulevard, on Lot 308, Inniswold Estates Subdivision. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

13. **Case 65-18 5623 North Foster Drive**

To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on property located on the west side of North Foster Drive, to the south of Greenwell Street, on Lot 16, Square C, Sunset Heights Subdivision. Section 39, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request meets the criteria for a change of zoning. While it conforms to UDC requirements it is inconsistent with the Comprehensive Plan, and represents spot zoning allowing the intrusion of commercial uses midblock.

[Application](#) [Staff Report](#)

14. **Case 66-18 9702 Greenwell Springs Road**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the south side of Greenwell Springs Road, to the west Platt Drive, on a portion of Lot A-1, Henry W. A. Lee Tract. Section 35, T6S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

15. **Case 69-18 7467, 7523, 7525 Antioch Road**

To rezone from Rural to Zero Lot Line Residential (A2.6) on the property located on the east side of Antioch Road, to the south of Woodlawn Acres Avenue, on Tract B, of the property now or formerly called Ronald Louis and Lois Cooper Goynes, and on Tract C, of the property now or formerly called Nina Cooper Bostwick. Section 3, T8S, R2E GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

16. **Case 71-18 943 Jennifer Jean Drive**

To rezone from Transition (B1) to Neighborhood Commercial (NC) on the southwest quadrant of Jennifer Jean Drive and Ashley Avenue, to the east of Nicholson Drive on Lot 72, University South Subdivision. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

17. **SPUD-1-18 The Cottages at University Villas**

Proposed semi-detached single family residential development on property located northeast of Burbank Drive, southwest of Highland Road, and northwest of Staring Lane, on Tracts A-3-2-J-1-A, A-3-2-J-1-B, and A-3-2-J-1-C, of the Chatsworth Plantation Property. Section 5 and 76, T8S, R1E, GLD, EBRP (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

18. **CUP-1-03 Catholic High School (855 Hearthstone Drive)**

A proposed student union with a common area and additional parking located north of Claycut Road and west of South Acadian Thruway, on Lots 11-A-1-A-1, 15, 30-A, 31 and 32 of the Roseman Place Subdivision and an eastern portion the Catholic High School Tract. Section 81, T7S, R1E, GLD, EBRP (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

19. **CUP-9-18 General Assembly of Baton Rouge (420 Staring Lane)**
 Proposed addition to a residential structure on an existing religious institution site located east of Staring Lane, south of High Point Road, and north of Kingcrest Parkway, on Lots 25 and 26, of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan, it may not be compatible with surrounding uses due to the lack of required buffers, and it does not conform to UDC requirements as follows: •Proposed building fails to meet 25 ft setback requirement of §11.410 of the UDC
[Application](#) [Staff Report](#) [Plans](#)
20. **S-8-18 Kenilworth Crossing Subdivision**
 A proposed residential subdivision of property located on the north side of South Kenilworth Parkway, to the west of Burbank Drive, on Tract X-2-B-2 of the Kenilworth Crossing Subdivision (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
21. **S-10-18 Cheval Point (formerly S-4-11)**
 A proposed major subdivision with public streets located on the east side of River Road, to the south of Lake Beau Pre Boulevard, on Tract L-2-A-1 and a remaining portion of Tract N-1-A-3-B-1 of the Hope Estate. (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
22. **CONSENT FOR DEFERRAL SS-8-18 Henry Rivers Property**
 A proposed small subdivision with a private street on property located on the east side of Samuels Road and south of Flonacher Road, on a 9.211 Acre Tract of the Henry Rivers Property. (Council District 1 - Welch)
Deferred to November 13 by the Planning Director
[Application](#)
23. **CUP-1-17 17954 South Spur Lane, New Light Baptist Church**
 A request for a six month extension on the validity of the conditional use. (Council District 1 - Welch)
[Extension Request](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

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